



**Oliver  
Minton**  
*Sales & Lettings*

**2 Wickham Way,  
Puckeridge**

**Hertfordshire SG11 1SX**

**Price Guide £610,000**

**\*\* JUST REDUCED \*\* MOTIVATED VENDOR \*\* CALL TO BOOK A VIEWING \*\***

An excellent modern 4 bedroom detached family house in a quiet turning within a short walk of the village schools, Community Centre, recreation ground, the doctor's surgery and open countryside. The current owners have made many improvements over the past few years, with planning permission in date until November 2024 for a single storey extension and part garage conversion. (Easy to re-apply when expires) Features include hallway, updated cloakroom, lounge, dining room, kitchen, main bedroom with updated en-suite bathroom, 3 further bedrooms and modern family bathroom. The brick paved driveway has parking for 3 cars, garage with remote control electric roller door, uPVC double glazing, updated interior doors, security alarm system, updated gas boiler with British Gas 'Hive' system, water softener and a south-westerly facing rear garden.



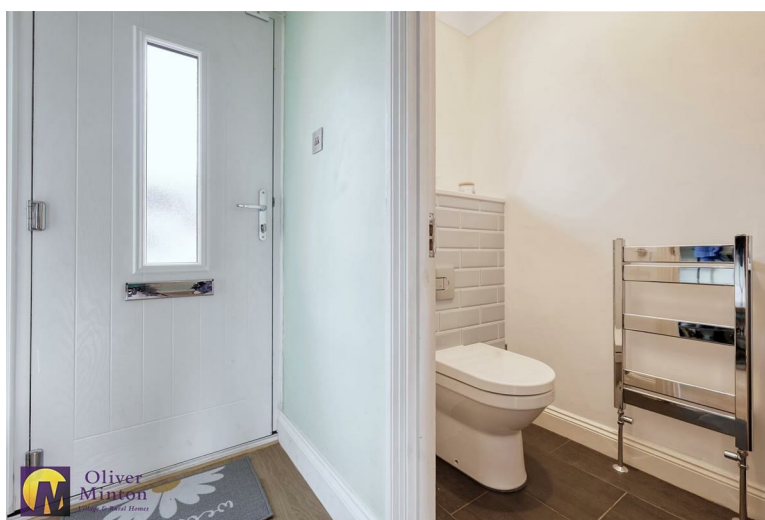


### HALLWAY

Composite front door with obscure double glazed insert. uPVC obscure double glazed vertical side window. Staircase to first floor. Radiator. Wood laminate floor. Personal access door to Garage.

### CLOAKROOM

Updated contemporary white suite WC with concealed cistern, wash hand basin with cupboards under. Chrome heated towel rail. uPVC double glazed obscure window. Ceramic tiled floor. Part tiled walls.



### LOUNGE 5.11m x 3.96m max (16'9 x 13'0 max)

uPVC double glazed windows to front. Updated contemporary radiator. Media wall unit with inset recess for flat-screen TV and inset remote controlled feature effect electric fire below. Side alcove with built-in storage cupboards and shelving above.



### **KITCHEN 3.40m x 3.25m (11'2 x 10'8)**

uPVC double glazed window to rear and uPVC double glazed door to rear garden. Range of fitted wall, base and drawer units with work surfaces incorporating sink and 'Neff' electric halogen hob with extractor hood above and electric oven below. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Door to deep understairs storage cupboard. Radiator. Side door to:

### **DINING ROOM 3.51m x 3.28m (11'6 x 10'9)**

Double glazed sliding patio doors to rear garden. Radiator.

### **FIRST FLOOR LANDING**

Access hatch to loft. Door to built-in linen cupboard. Double glazed uPVC obscure window to side.

### **BEDROOM ONE 4.06m including wardrobes x 2.97m + door recess (13'4 including wardrobes x 9'9 + door recess)**

uPVC double glazed window to front. Radiator. Excellent fitted wardrobe unit with sliding doors concealing hanging rails, fitted drawers and shelving. Door to:

### **EN-SUITE SHOWER ROOM 2.57m x 1.22m (8'5 x 4'0)**

Modern contemporary updated white suite comprising WC with concealed cistern and adjoining storage cupboards and shelves. Wash hand basin with cupboards under. Large shower cubicle with glazed screen. uPVC double glazed obscure window. Chrome heated towel rail. Fully tiled walls and ceramic tiled floor.

### **BEDROOM TWO 3.43m x 3.20m (11'3 x 10'6)**

uPVC double glazed window to rear with far-reaching views across the village. Radiator.

### **BEDROOM THREE 3.38m x 2.29m (11'1 x 7'6)**

uPVC double glazed window to rear with far-reaching views. Radiator.

### **BEDROOM FOUR 3.10m x 2.51m (10'2 x 8'3)**

uPVC double glazed window to front. Radiator.





### **ATTRACTIVE FAMILY BATHROOM** **1.93m + door recess x 1.85m (6'4 + door recess x 6'1)**

Updated white suite comprising bath with shower above and glazed screen, WC with push button flush, concealed cistern and adjoining storage cupboards, wash hand basin with drawers below. Chrome heated towel rail. Fully tiled walls and ceramic tiled floor. Obscure uPVC double glazed window. Inset ceiling lights.

### **FRONT DRIVEWAY**

Brick paved driveway with parking space for 3 cars. Flower and shrub bed. Outside light. Side access gate to rear garden.

### **GARAGE 5.05m x 2.51m (16'7 x 8'3)**

Electric remote control roller door. Part glazed personal access door to rear garden. Wall-mounted 'Worcester Bosch' gas fired boiler (installed in 2021) with British Gas 'Hive' system. Eaves storage space.

### **REAR GARDEN 10.97m x 10.97m (36' x 36')**

Paved patio areas and area of lawn. Flower and shrub borders. Small timber summerhouse. Garden enclosed by panelled fencing. Outside water tap.

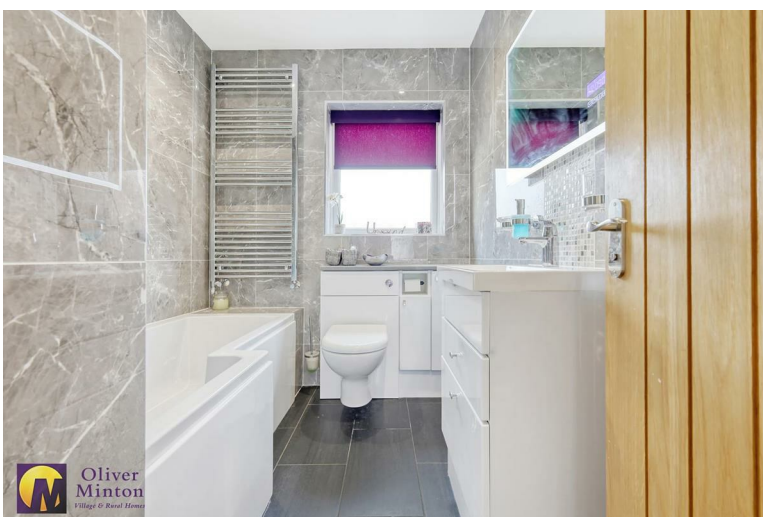
### **AGENTS NOTES**

There is a fitted 'Verisure' security alarm system and fitted water softener.

PLANNING PERMISSION has been GRANTED for a single storey extension and partial garage conversion (application reference: 3/21/1961/HH) and is in place until 23/11/2024. Plans are available for inspection.

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



Oliver Minton  
Estate Agents

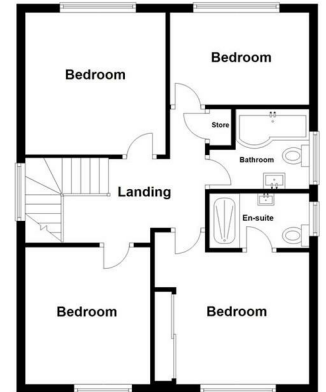
Oliver Minton  
Estate Agents



**Ground Floor**  
Approx. 70.7 sq. metres (760.9 sq. feet)



**First Floor**  
Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 127.0 sq. metres (1366.8 sq. feet)

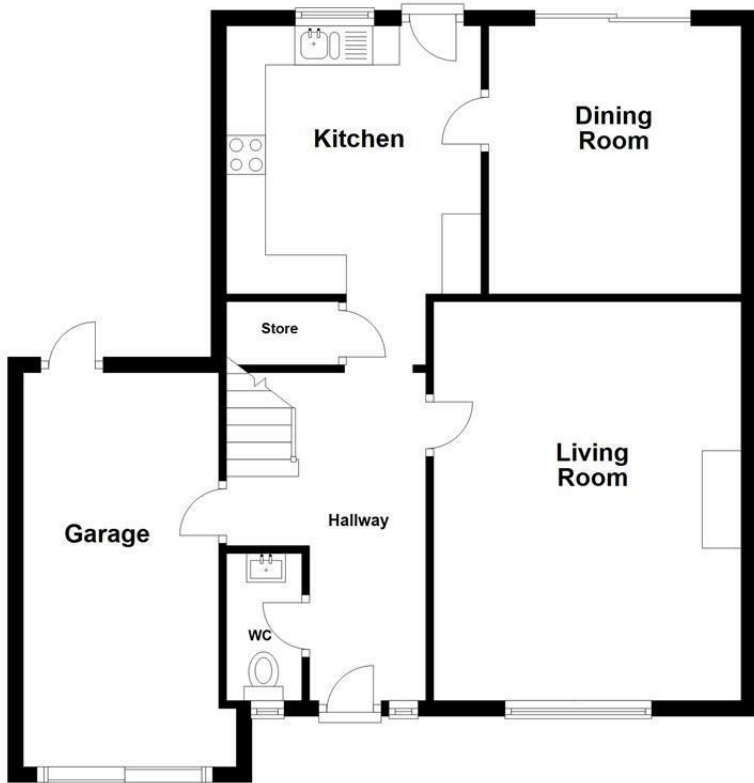


## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

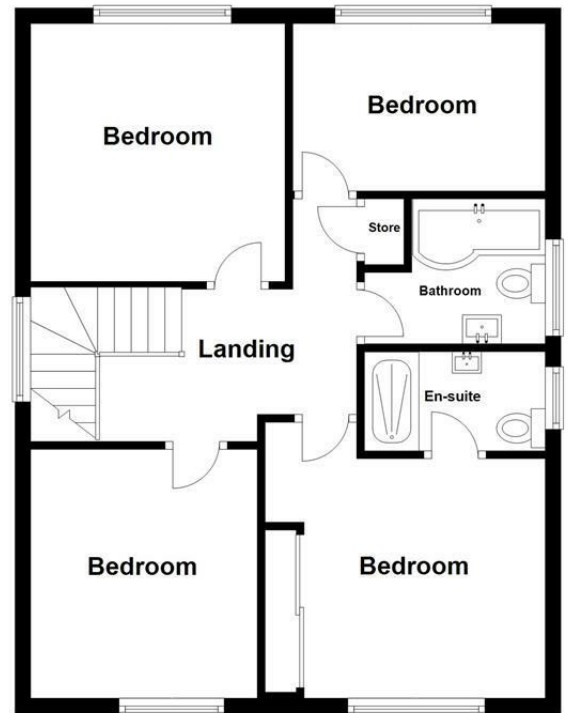
### Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



### First Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 127.0 sq. metres (1366.8 sq. feet)

**Wickham Way**

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.